

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
SEPTEMBER 8, 2008 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF AUGUST 25, 2008 & THE REVISED MINUTES FOR #08-032022

Approved

II. OLD BUSINESS

- a. Applicant - **Dannielle K. Hokanson** (#08-120753)
Location - 2017 Portland Avenue
Zoning - RT1
Purpose: ADMINISTRATIVE REVIEW - An appeal of the Zoning Administrator's decision that the building is being used as a triplex and the basement amenities must be removed.
Approved w/cond. 7-0
- b. Applicant - **Jodi Strunge MN Sign Co. for Union Gospel Mission** (#08-128274)
Location - 376 Western Avenue North
Zoning - RM2
Purpose: MAJOR VARIANCE - Three variances in order to place signage on the building and a free standing sign in a required yard of this property. Section 64.502(4) of the sign code stipulates a maximum of 1 identification sign of 30 square feet in area for each street frontage plus 1 bulletin board not exceeding 30 square feet. 1) The applicant is proposing 2 identification signs on the building, 1 identification sign and 1 bulletin board on a free standing pole for a total of 4 signs. With this lot having 2 street frontages, 3 signs are allowed, for a variance of 1 sign. 2) The applicant is proposing a total of 166 square feet of signage, and 90 square feet is allowed, for a variance of 76 square feet. 3) A maximum height of 6 feet-8 inches is allowed and a height of 20 feet is proposed, for a variance of 13 feet-4 inches.
Approved w/cond. 7-0

III. NEW BUSINESS

- A. Applicant - **Richard S. Cary** (#08-135677)
Location - 648 Lincoln Avenue
Zoning - RT1
Purpose: MAJOR VARIANCE - A variance of the side yard setback in order to build a new garage. A side yard setback of 3 feet is required, 2 feet is proposed for a variance of 1 foot.
Approved 6-1
- B. Applicant - **William N. Eckhoff for Gerald A. Skerbitz** (#08-136031)
Location - 1366 Palace Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the front yard setback in order to construct an enclosed porch. A 21 foot front yard setback is required, 18.5 feet is proposed for a variance of 2.5 feet.
Approved 7-0
- C. Applicant - **Daisy Haung – Haung Xieng Partnership** (#08-136837)
Location - 630 Pierce Butler Route
Zoning - I1
Purpose: MAJOR VARIANCE - A variance of the parking regulations in order to convert a warehouse into a multi-use retail center which also includes offices, grocery, and a restaurant. The proposed use requires 155 off street parking spaces, 125 spaces are available for a variance of 30 off street parking spaces.
Approved 7-0

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.